

040.A

0007

0199.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

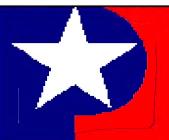
571,900 / 571,900

USE VALUE:

571,900 / 571,900

ASSESSED:

571,900 / 571,900



PROPERTY LOCATION

No	Alt No	Direction/Street/City
199		BROADWAY, ARLINGTON

OWNERSHIP

Owner 1:	PARITSKY LEONID & SARAH H	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 199 BROADWAY UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: FRANZONE GREGORY R -

Owner 2: -

Street 1: 199 BROADWAY UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Brick Exterior and 1306 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8236																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	571,900			571,900		312477
							GIS Ref
							GIS Ref
							Insp Date
							04/12/18

PREVIOUS ASSESSMENT								Parcel ID	040.A-0007-0199.2		USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	102	FV	563,500	0	.	.	563,500	563,500	Year End Roll	12/18/2019				
2019	102	FV	540,000	0	.	.	540,000	540,000	Year End Roll	1/3/2019				
2018	102	FV	478,200	0	.	.	478,200	478,200	Year End Roll	12/20/2017				
2017	102	FV	470,900	0	.	.	470,900	470,900	Year End Roll	1/3/2017				
2016	102	FV	468,200	0	.	.	468,200	468,200	Year End	1/4/2016				
2015	102	FV	433,100	0	.	.	433,100	433,100	Year End Roll	12/11/2014				
2014	102	FV	413,500	0	.	.	413,500	413,500	Year End Roll	12/16/2013				
2013	102	FV	423,000	0	.	.	423,000	423,000		12/13/2012				

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
FRANZONE GREGOR	67112-322		4/19/2016		510,000	No	No									
DOHERTY JAMES F	54359-257		3/2/2010		402,000	No	No									

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/12/2018		Measured									DGM	D Mann					
7/31/2013		Info Fm Plan									BR	B Rossignol					
2/10/2011		NEW CONDO									BR	B Rossignol					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			GLA=1306 SF.										
Sty Ht: 2 - 2 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good													
Prime Wall: 7 - Brick				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 4 - Flat				OTHER FEATURES														
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1										
Color: BRICK				A Kits:	Rating:													
View / Desir:				Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: B- - Good (-)				CONDOS INFORMATION														
Year Blt: 1900	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdict: G12	Fact: .			Floor: M - Multi-Level														
Const Mod:				% Own: 27.50000000														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: std				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL							
Prim Int Wall: 1 - Drywall				Functional:				1	6	3								
Sec Int Wall:		%		Economic:														
Partition: T - Typical				Special:														
Prim Floors: 3 - Hardwood				Override:														
Sec Floors:		%		Total:	18.6 %													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES										
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:				Size Adj.: 1.35000002														
Electric: 3 - Typical				Const Adj.: 1.01860809														
Insulation: 2 - Typical				Adj \$ / SQ: 405.661														
Int vs Ext: S				Other Features: 81459														
Heat Fuel: 2 - Gas				Grade Factor: 1.21														
Heat Type: 5 - Steam				NBHD Inf: 0.94999999														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC: 100			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 702634														
% Com Wall	% Sprinkled: 0			Depreciation: 130690														
				Depreciated Total: 571944														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val										
Make: [] Model: [] Serial #: [] Year: [] Color: []																		
SPEC FEATURES/YARD ITEMS				PARCEL ID				040.A-0007-0199.2										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				
																		